This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

Karen Johnson Davidson County
Batch# 712962 DEEDQC
09/10/2021 01:35:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210910-0121663

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, Tennessee 37218	The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, Tennessee 37218	Parcel No. 067-00-0-056.0

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SUSAN RICHARDSON**, as to a fifty percent (50%) interest, and **ROWAN MILLAR**, as to a fifty percent (50%) interest, (hereinafter collectively referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **THE OLD SCHOOL PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of September, 2021

GRANTOR:

Susan Richardson

SUSAN RICHARDSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared SUSAN RICHARDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2021.

Carole M. Maxson

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

My Commission Expires:
3-25-24

Rowan Millar

ROWAN MILLAR

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared ROWAN MILLAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2021.

Carole M. Maxson

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

My Commission Expires:
3.25.24

AFFIDAVIT OF VALUE

I, William W. Burton, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 1st day of September, 2021

Affiant

Notary Public

My Commission Expires: 3.25.24

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

EXHIBIT "A"

Legal Description of the Property

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE, SAID PIN BEING 146.83 FEET AS MEASURED ALONG THE RIGHT-OF-WAY FROM THE SCOTTSBORO METHODIST CHURCH PROPERTY AS OF RECORD IN DEED BOOK 435, PAGE 101- R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, NORTH 10 DEGREES 02 MINUTES 30 SECONDS WEST, 466.69 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF- WAY; THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 11 SECONDS, A RADIUS OF 1,827.75 FEET, A LENGTH OF 441.91, A TANGENT OF 222.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 16 MINUTES 59 SECONDS EAST, 440.84 FEET TO AN EXISTING MONUMENT; THENCE, A COMMON LINE WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R O.D.C, TN. SOUTH 5 DEGREES 39 MINUTES 03 SECONDS WEST, 164.00 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 78 DEGREES 28 MINUTES 57 SECONDS EAST, PASSING A WITNESS PIN AT 420.70 FEET FOR A TOTAL DISTANCE OF 450.70 FEET TO THE CENTERLINE OF SULPHUR CREEK; THENCE, WITH THE MEANDERS OF SULPHUR CREEK AND CONTINUING WITH THE HERMAN WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. THE FOLLOWING CALLS:
SOUTH 46 DEGREES 42 MINUTES 34 SECONDS WEST, 180.43 FEET;
SOUTH 33 DEGREES 17 MINUTES 09 SECONDS WEST, 71.17 FEET;
SOUTH 14 DEGREES 58 MINUTES 30 SECONDS WEST, 122.73 FEET;
SOUTH 16 DEGREES 46 MINUTES 00 SECONDS EAST, 56.30 FEET;
SOUTH 50 DEGREES 09 MINUTES 39 SECONDS EAST, 49.34 FEET;
THENCE, WITH THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE AND A CURVE TO THE RIGHT, PASSING A WITNESS PIN AT 30.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 09 SECONDS, A RADIUS OF 775.00 FEET, A LENGTH OF 260.41 FEET, A TANGENT OF 131.45 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 59 MINUTES 09 SECONDS WEST, 259.19 FEET TO A ½" IRON PIN FOUND;
THENCE, CONTINUING WITH SAID MARGIN, NORTH 73 DEGREES 21 MINUTES 35 SECONDS WEST, 394.75 FEET TO THE **POINT OF BEGINNING**. CONTAINING 338,320 SQUARE FEET OR 7.77 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO ANY EASEMENTS, COVENANTS, CONVEYANCES, RIGHT OF WAYS, AND/OR RESTRICTIONS THAT ARE OF RECORD AND NOT OF RECORD. THIS DESCRIPTION IS BASED ON A SURVEY CONDUCTED BY TTL, INC ON 7-31-2021.

Also being described as:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF-WAY. BOUNDED ON THE EAST BY THE HERMANS. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE. BOUNDED ON THE WEST BY THE REMAINING METRO NASHVILLE PUBLIC SCHOOLS PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE, SAID PIN BEING 146.83 FEET AS MEASURED ALONG THE RIGHT-OF-WAY FROM THE SCOTTSBORO METHODIST CHURCH PROPERTY AS OF RECORD IN DEED BOOK 435, PAGE 101- R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 10 DEGREES 02 MINUTES 37 SECONDS WEST, 466.69 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF- WAY;

THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 1,827.75 FEET, A LENGTH OF 441.98, A TANGENT OF 222.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 17 MINUTES 04 SECONDS EAST, 440.90 FEET TO AN EXISTING MONUMENT;

THENCE, A COMMON LINE WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C, TN. SOUTH S DEGREES 38 MINUTES 56 SECONDS WEST, 164.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 78 DEGREES 29 MINUTES 04 SECONDS EAST, PASSING AN WITNESS PIN AT 420.70 FEET FOR A TOTAL DISTANCE OF 450.70 FEET TO THE CENTERLINE OF SULPHUR CREEK;

THENCE, WITH THE MEANDERS OF SULPHUR CREEK AND CONTINUING WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. THE FOLLOWING CALLS:
SOUTH 46 DEGREES 42 MINUTES 27 SECONDS WEST, 180.43 FEET;
SOUTH 33 DEGREES 17 MINUTES 02 SECONDS WEST, 71.17 FEET;
SOUTH 14 DEGREES 58 MINUTES 23 SECONDS WEST, 122.73 FEET;
SOUTH 16 DEGREES 46 MINUTES 07 SECONDS EAST, 56.30 FEET;
SOUTH 50 DEGREES 09 MINUTES 46 SECONDS EAST, 49.34 FEET;

THENCE, WITH THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE AND A CURVE TO THE RIGHT, PASSING A WITNESS PIN AT 30.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 09 SECONDS, A RADIUS OF 775.00 FEET, A LENGTH OF 260.41 FEET, A TANGENT OF 131.45 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 59 MINUTES 16 SECONDS WEST, 259.19 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 73 DEGREES 21 MINUTES 42 SECONDS WEST, 394.75 FEET TO THE POINT OF BEGINNING.

PREPARED BY: THORNTON & ASSOCIATES INC. 1205 SOUTH GRAYCROFT AVENUE MADISON, TN 37115; FILE NO. 06-1148.

Being the same property conveyed to Susan Richardson and Rowan Millar by Quit-Claim Deed from MillarRich Properties, LLC, recorded as Instrument No. 20210714-0094847, Register's Office for Davidson County, Tennessee.

Address of Property: 5022 Old Hydes Ferry Pike, Nashville, Tennessee 37218

Tax Parcel Id: 067-00-0-056.00

TRUE COPY CERTIFICATION

I, Carole M. Maxson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 1, 2021** (date of document).

Carole M. Maxson

9/8/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 9/8/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 12-18-2022

